

Stonestreet Corridor Study

Project Kickoff Meeting



May 2, 2017 • Lincoln Park Community Center



Project Goal

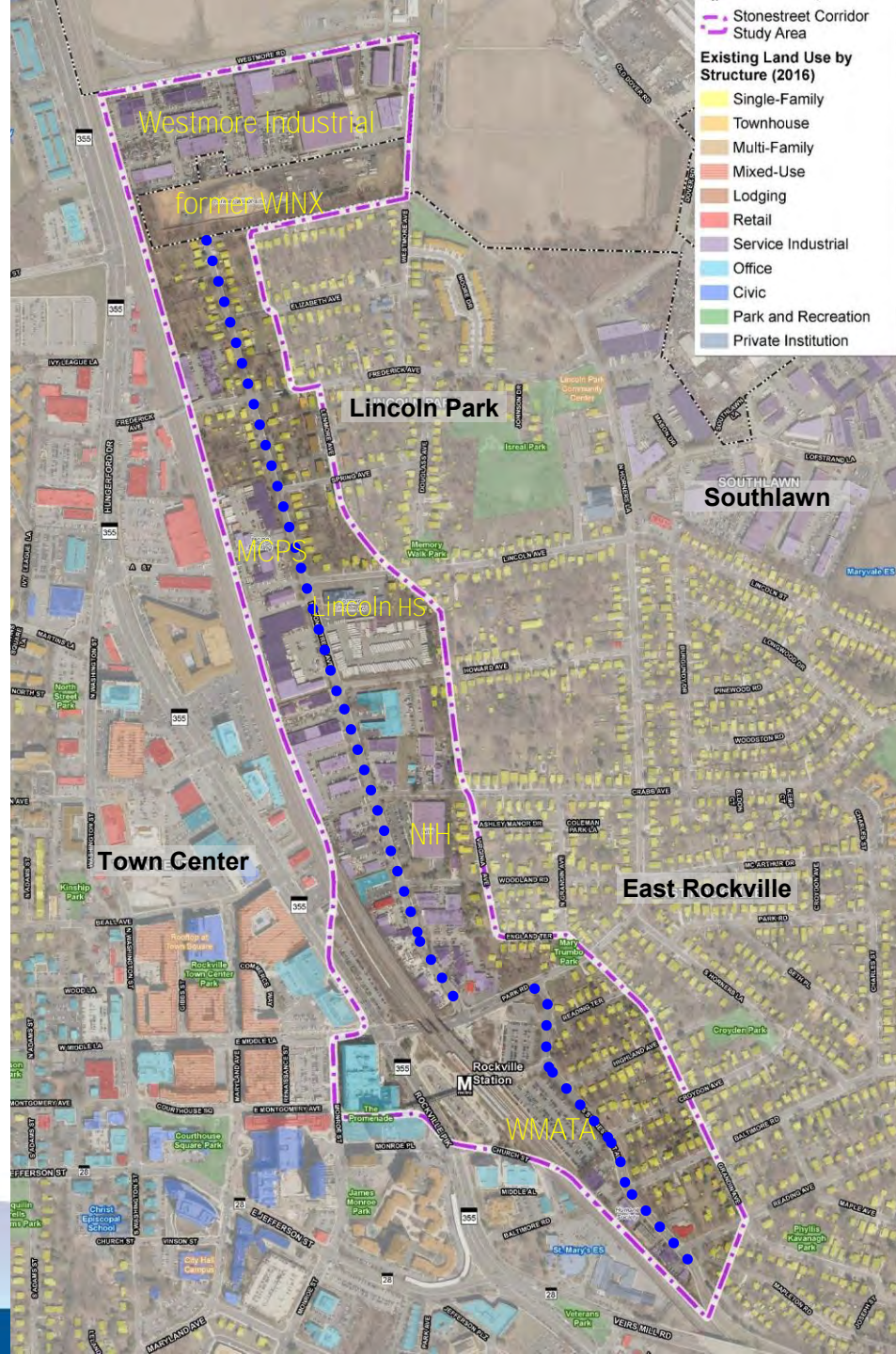
Reconfirm the desired direction for the corridor,
and identify the steps that get us there.



Get Into It

Stonestreet Corridor Study Area

- Approximately 150 acres
- Properties east and west of Stonestreet Ave
- Westmore Ave to the north
- End of S. Stonestreet Ave to the south
- Rail station node to capture opportunity on both sides of the station
- Neighboring properties to analyze impacts

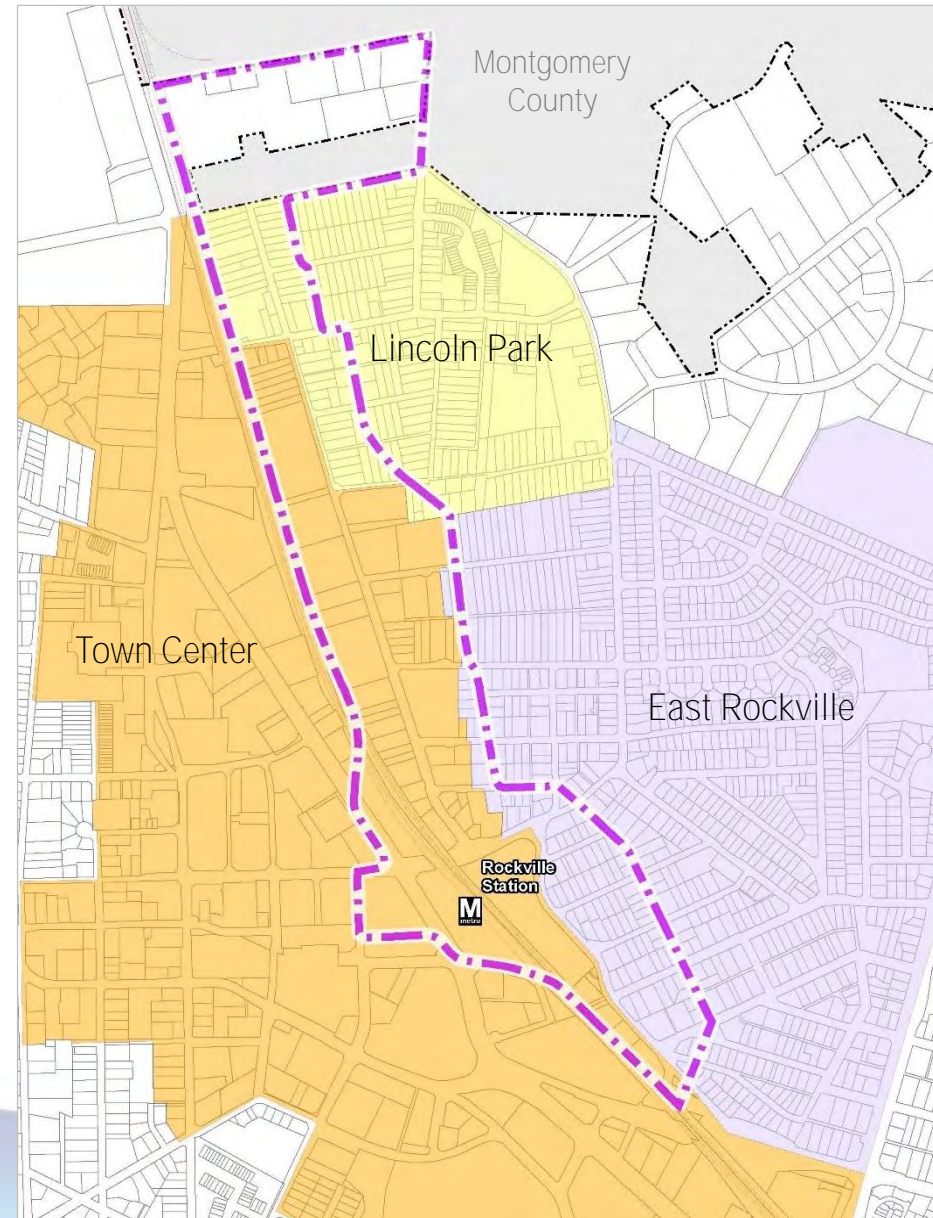




Background: Existing Plans

Plans that address Stonestreet:

- 2001 Town Center Master Plan
- 2002 Comprehensive Master Plan
- 2004 East Rockville Neighborhood Plan
- 2006 Stonestreet Avenue Redevelopment Implementation Plan (not adopted)
- 2007 Lincoln Park Neighborhood Plan





Background: Plan Visions & Objectives

East Rockville & Lincoln Park Neighborhood Plans

- Establish the N. Stonestreet Ave corridor as:
 - a **vibrant, mixed-use area**, with a combination of retail and restaurants, small-scale offices and multifamily residences.
 - a **Cultural Arts and Entertainment Center** for the City, including the future location for a Science Complex.
- Create a physical environment that replicates a “**Main Street**” with a boulevard, wide sidewalks and buildings that front on them.
- Redevelop the **Metro station** as a **transit-oriented**, vibrant mix of retail, residential and small-scale office uses with a **low-impact skyline**.
- Extend **Metro access** to both sides of Park Rd & to N. Stonestreet Blvd.
- Allow **existing businesses** in the Stonestreet Ave corridor **to continue** operating, while encouraging **upgrades** to existing structures and sites to meet the intent of the Plan.



Background: Concepts

Illustrative of Town Center Plan

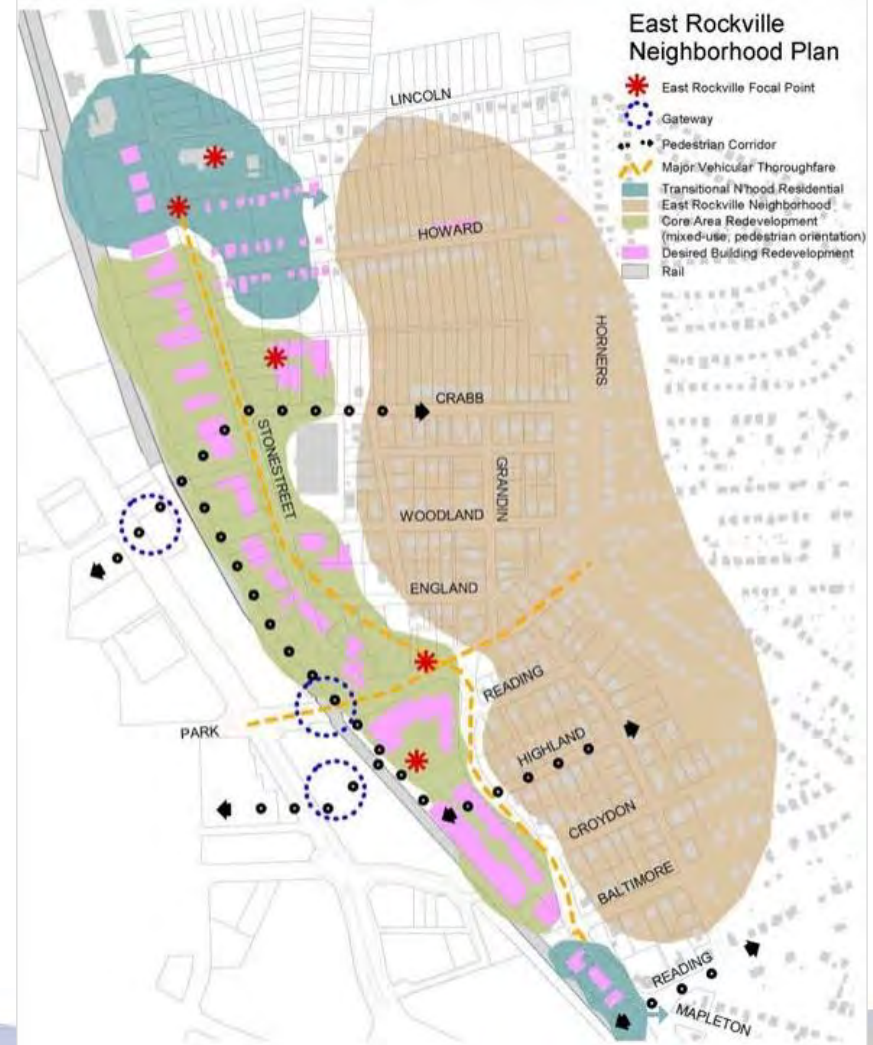
KEY

1. New Giant Supermarket
2. New Multi-Family Residential
3. New Single-Family Attached
4. New Residential
5. New N. Stonestreet Office Dev.
6. Maryland Ave. Urban Green Space
7. Maryland Ave. Mixed-Use Dev.
8. East / West Connection
9. Office
10. 355 / Town Center Linear Green
11. Mixed-Use Development
12. Washington / Maryland Development
13. Maryland Avenue / Beall Ave. Circle
14. New Retail / Residential
15. Metro Plaza
16. Mixed-Use Development
17. Red Brick Courthouse / Plaza
18. Single-Family Attached
19. Pedestrian Promenade
20. New Courts Bldg. & Parking Structure
21. City Hall Expansion
22. Single-Family Attached
23. Sandy Spring Bank
24. Church Street Extension
25. New Multi-Family Residential
26. Metro Stop Development
27. New Single-Family Residential



East Rockville Neighborhood Plan

- ★ East Rockville Focal Point
- Gateway
- Pedestrian Corridor
- Major Vehicular Thoroughfare
- Transitional N'hood Residential
- East Rockville Neighborhood
- Core Area Redevelopment (mixed-use, pedestrian orientation)
- Desired Building Redevelopment
- Rail





Get Into It

The Corridor Today





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Project Goals

- Confirm or amend the prior plans' visions.
- Confirm/Identify key issues and opportunity areas.
- Identify short-term and longer-term action steps.
- Determine the City's role and tools available to implement change along the corridor.
- Determine the roles of other participants.



City of Rockville **Comprehensive Master Plan**

Approved and Adopted
November 12, 2002



City of Rockville **East Rockville Neighborhood Plan**

Approved and Adopted

March 8, 2004



City of Rockville **Lincoln Park Neighborhood Plan**

Approved and Adopted
February 26, 2007



Key Participants

- Residents
- Property Owners
- Business Owners
- Montgomery County
- MCPS / Board of Education
- WMATA
- City Staff
- City Elected and Appointed Officials





Process and Tentative Timeline

2017	
May - September	Community input meetings (3-4, depending on need)
September - October	Prepare Study draft (staff)
October - December	Community meetings to review draft (1-2, depending on issues)
2018	
January	Refine Study draft (staff)
February	Study presented to Mayor and Council and to Planning Commission <ul style="list-style-type: none">• Plan items inform Rockville 2040 Draft• Implementation items inform city regulations, budget, department work programs



Stay Connected

Project Website: www.rockvillemd.gov/stonestreetstudy

- Find the latest updates
- Add your email to receive updates
- Provide comments

Contact Staff

- Andrea Gilles, Project Lead
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Small Group Activity

- 1. What do you think are the most important issues to address within the Stonestreet Corridor Study Area? (15 minutes)**
- 2. Where are the key opportunity areas, and what would you like to see there? (30 minutes)**
- 3. Report Outs**